

DRAFT MEETING MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
SUB COMMITTEE ON INFRASTRUCTURE NEEDS
SPECIAL MEETING

Monday, August 26, 2013 ■ 6:00 PM

Audrey P. Beck Municipal Building ■ 4 South Eagleville Road ■ Council Chambers

Permanent Subcommittee members present: Alex Marcellino, Ken Rawn, Peter Plante, Kay Holt

Other PZC members present: Roswell Hall, JoAnn Goodwin, Vera Ward, Binu Chandy (arr. 6:07 p.m.)

Staff present: Linda Painter, Director of Planning and Development,
Grant Meitzler, Assistant Town Engineer and Wetlands Agent

1. Call to Order

Chairman Marcellino called the meeting to order at 6:05 p.m.

2. Approval of Minutes: 6-27-13

Plante MOVED, Rawn seconded, to approve the minutes of the Subcommittee's 6-27-13 meeting as written. MOTION PASSED unanimously.

3. Discussion RE: CT Water Supply Proposal

Before the Committee members began their discussion, Marcellino asked members of the public if they had any comments they wanted to make; no public comments were made.

Painter provided an overview of the history of the water project as well as the task assigned to the Planning and Zoning Commission by the Town Council. The Committee discussed the following issues with regard to the Connecticut Water proposal:

- Benefits achieved through Baxter Road and Route 195 route options
- Potential for system expansion and pressure for more development due to Connecticut Water's need to recover its capital investment
- Ability for the Commission to control new development through Plan of Conservation and Development policies and Zoning Regulations
- Future governance of the system, including allocation of water to town users and the university
- Timing of the sewer project for Four Corners

At the conclusion of the meeting, the Committee identified the following points to be included in a draft memo to the Council that would be reviewed by the Commission as a whole at the September 3, 2013 meeting:

- **Recommended Routes.** Rawn and Goodwin suggested that the Commission should make clear recommendations as to the preferred route from Tolland to the interconnection with the University system.

Binu Chandy ■ JoAnn Goodwin ■ Roswell Hall III ■ Katherine Holt ■ Gregory Lewis ■ Peter Plante
Barry Pociask ■ Kenneth Rawn ■ Bonnie Ryan ■ Alex Marcellino (A) ■ Vera Stearns Ward (A) ■ Susan Westa (A)

- **System Extensions.** Any agreement with Connecticut Water (hereafter “the Agreement”) should include specific provisions regarding the process for future system extensions. Preferably, the terms would require Town and PZC approval for any future extensions. However, at a minimum, the terms should include a process that allows for Town and PZC input on decisions regarding extensions.
- **Development Controls.** The Agreement with Connecticut Water should make it clear that the PZC is the controlling agency for future development, and that Connecticut Water has no jurisdiction or authority to approve service connections that would violate zoning regulations.
- **Water Allocation.** The Agreement should include minimum allocation of water to be provided to the Town to ensure that water is available for Town needs and not subject to University demands, particularly given recent assertions that the EIE did not sufficiently account for University expansion plans as part of the demand analysis. The minimum amount of water to be available for the Town should address the projected demand for Four Corners and the assisted living project, with additional water to account for any underestimates.
- **Coordination.** The Agreement should provide a process for coordination during the design and construction process that allows for input on design decisions and includes regular status updates, particularly with regard to routing decisions so that the Commission has sufficient time to react and adopt necessary zoning regulations. The Committee by consensus supported the recommendation of the Conservation Commission that development moratoriums be adopted if needed to prevent undesirable development while zoning regulations are being developed and adopted.
- **Sewer System Construction.** To minimize impacts and improve efficiency, the Four Corners sewer project should be constructed concurrently with the water project.

4. Adjournment

Plante MOVED, Rawn seconded, that the meeting be adjourned at 7:04 p.m. MOTION PASSED unanimously.

Respectfully Submitted,

Katherine K. Holt, Secretary